

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2020-00046

Approved by Planning and Zoning: August 11, 2020

Permission is hereby granted to: SecuControl, Inc.

to use the premises located at: 4721A Eisenhower Avenue

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

July 31, 2020

Date

*Karl Moritz* (by T. LaColla)

Karl Moritz, Director  
Department of Planning and Zoning

DATE: July 31, 2020

TO: Tony LaColla, Land Use Services Division Chief  
Department of Planning and Zoning

FROM: Ray Roakes, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-0046  
Administrative Review for New Use  
Site Use: Light Assembly  
Applicant: SecuControl, Inc.  
Location: 4721A Eisenhower Avenue  
Zone: OCM(100) / Office Commercial Medium

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#### **Request**

Special Use Permit #2020-0046 is a request to operate a light assembly use located at 4721A Eisenhower Avenue. The requested use includes assembly of specialty products with supporting office space in a total of 2,125 square feet of floor area. Products will be assembled with parts provided from an off-site location and will be assembled by hand with light assembly tools. Products will then be mailed to customers via third party delivery services; customers will not make purchases on premises. Hours will be from 9 a.m. to 5 p.m., Monday through Friday, with five employees.

#### **Parking**

Section 8-200(A)(21)(a) requires that all industrial buildings used other than for long-term storage purposes provide one parking space per 400 square feet of floor area used for office and 1.2 spaces per 400 square feet of floor area used for other uses.

The 2,125 square-foot tenant space includes roughly 640 square feet of office floor space and 1485 square feet of remaining floor space. According to Section 8-200(21)(a) the application will require two parking spaces for the office use and the remaining floor area requires five parking spaces.

The applicant requires seven parking spaces in total and these spaces are provided within an on-site shared parking lot.

#### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. Notice was also provided to the Cameron Station Civic Association and posted in the Alexandria Times newspaper. No comments were received regarding the application.

**Staff Action**


Staff supports the applicant's request for a light assembly use at this location. Staff does not anticipate negative impacts on surrounding properties due to the similar sound, fume, and traffic levels of other tenants in the industrial park. The limited on-site assembly activities would not generate a measurable or bothersome impact.

Staff has included the standard Special Use Permit conditions along with conditions which follow Section 11-513(v) of the Zoning Ordinance that provides specific standards for light assembly. Condition #9 requires that the odors or fumes are restricted to the property; Conditions #3 and #4 keep the site from becoming unsightly due to litter or the inappropriate storage of goods; and Conditions #11 and #12 limits noise impacts on neighboring properties.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: July 31, 2020

Action: Approved



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Tony LaColla, AICP, Land Use Services Division Chief

Attachments: 1) Special Use Permit Conditions  
2) City Department Comments  
3) Statement of Consent



**CONDITIONS OF SPECIAL USE PERMIT #2020-0046**

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
3. Materials shall be stored within an enclosed building. (P&Z)
4. The area around the building shall be kept free of debris and maintained in an orderly and clean condition. (P&Z)
5. Equipment shall not be cleaned outside nor residue washed into the streets, alleys or storm sewers. (P&Z)
6. The applicant shall require its employees who drive to use off-street parking. (T&ES)
7. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
8. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
9. The applicant shall control odors, smoke and any other air pollutants from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
10. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
12. The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line. (T&ES)

13. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

## CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation & Environmental Services:

F1 - SWM and Floodplain have no comments. (TES)

R1 - The applicant shall require its employees who drive to use off-street parking. (T&ES)

R2 - The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)

R3 - The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)

R4 - The applicant shall control odors, smoke and any other air pollutants from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

R5 - All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

R6 - Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R7 - The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line. (T&ES)

### Code Enforcement:

C1 - For a change in use, a building permit and plan review are required.

### Health Department:

No comment.

Parks and Recreation:

No comment.

Police Department:

No comment.

Fire:

No comment.

# STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-00046. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the new use at 4721A Eisenhower Avenue.

  
Applicant - Signature

08/14/2020  
Date

TOBIAS PLANERT  
Applicant - Printed

08/14/2020  
Date